



CITY OF LODI

COUNCIL COMMUNICATION

Special Meeting

AGENDA TITLE: Continued Discussion Regarding Public Hearing to Consider Letter from Baumbach-Piazza Appealing Planning Commission's Decision to Require an Eight- to Ten-Foot Right-of-Way Dedication for Landscaping Purposes Outside the Proposed Reverse Frontage Wall Along Turner Road and the Formation of a Lighting and Landscaping Assessment District, All at the Developer's Expense, in the Towne Ranch Development, Phase 5, and Possible Adoption of a Resolution Approving the Installation of "No-Parking" Zones on Turner Road West of Lower Sacramento Road/Woodhaven Lane

MEETING DATE: February 14, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the installation of "no-parking" zones on Turner Road west of Lower Sacramento Road/Woodhaven Lane as shown on Exhibit A and make a decision on the appeal.

BACKGROUND INFORMATION: At the February 1, 1995 public hearing on the right-of-way dedication for landscaping adjacent to Towne Ranch subdivision, Public Works Department staff indicated that it was preparing a recommendation for "no parking" on Turner Road. "No-parking" zones are needed to accommodate a left-turn lane, through lanes and bicycle lanes unless additional right of way is dedicated. This issue is related to the landscaping requirement which is being appealed. As of this writing, staff is still working with the developer on landscaping alternatives and costs. Additional information will be presented at the meeting. The following discusses the "no parking".

In preparing Turner Road striping alternatives, the future development adjacent to Turner Road was reviewed. Towne Ranch subdivision, located on the south side of Turner Road between the Woodbridge Irrigation Canal and Lower Sacramento Road/Woodhaven Lane, contains 403 residential units. Additionally, a 9.5-acre shopping center site (Bridgetowne) will be located on the north side of Turner Road just west of the Wine and Roses Inn. The developers of a 32.5-acre (160 residential unit) subdivision located west of the existing City limits and the proposed shopping center have recently submitted annexation, prezone and general plan amendment applications. With all of this development, Turner Road will have an estimated total volume of 18,000 vehicles per day (vpd). Currently, the average daily traffic volume on Turner Road is approximately 5,000 vpd. Staff feels a continuous left-turn lane should be installed in the future from Evergreen Drive to Lower Sacramento Road/Woodhaven Lane to maintain a desirable traffic flow and improve safety.

APPROVED: _____

THOMAS A. PETERSON
City Manager



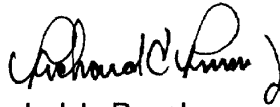
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Continued Discussion Regarding Public Hearing to Consider Letter from Baumbach-Piazza Appealing Planning Commission's Decision to Require an Eight- to Ten-Foot Right-of-Way Dedication for Landscaping Purposes Outside the Proposed Reverse Frontage Wall Along Turner Road and the Formation of a Lighting and Landscaping Assessment District, All at the Developer's Expense, in the Towne Ranch Development, Phase 5, and Possible Adoption of a Resolution Approving the Installation of "No-Parking" Zones on Turner Road West of Lower Sacramento Road/Woodhaven Lane
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In addition to the left-turn lane, staff recommends 7-foot bike lanes with the four through lanes (all 12-foot lanes). Bike lanes on the new areas of Turner Road were included in the recently approved Bicycle Transportation Master Plan. The State of California *Highway Design Manual* recommends minimum bicycle lane widths of 5 feet, however, it also suggests lane widths between 6 and 8 feet on streets with posted speed limits higher than 40 mph. Currently, the posted speed limit on Turner Road west of Lower Sacramento Road/Woodhaven Lane is 55 mph. With the street improvements and the construction of the shopping center/residential subdivisions, the posted speeds will probably go down, similar to Turner Road east of Lower Sacramento Road/Woodhaven Lane. The posted speed limit in this area is 40 mph. The wider bicycle lane will also be advantageous for recreational bicyclists traveling to and from Lodi Lake. This combination of lane widths and "no parking" will allow 10 feet for the curb (.5 feet), sidewalk (5 feet), and fence and landscaping area (4.5 feet) with no additional right-of-way dedication over that already planned by the developer.

In conclusion, staff recommends City Council approve the "no-parking" zones to accommodate the proposed lane geometrics as shown on Exhibit A. Staff feels on-street parking will not be needed since the Towne Ranch subdivision will have reverse frontage and the shopping center will be required to have a parking lot. The MCI business has adequate parking for its employees and a "no-parking" zone is currently located in front of Wine and Roses, installed at their request. The "no-parking" zone will only be installed as the adjacent street frontage is improved by the developer with the exception of the portion at MCI which would be done by the City when Towne Ranch develops.

FUNDING: Street Maintenance Account at an approximate cost of \$350.


for Jack L. Ronsko
Public Works Director

Prepared by Paula J. Fernandez, Associate Traffic Engineer

JLR/PJF/lm

Attachments

cc: City Attorney
Police Chief
Street Superintendent
Affected property owners
Associate Traffic Engineer

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6795

File
THOMAS A. PETERSON
City Manager
JENNIFER M. PERRIN
City Clerk
BOB McNATT
City Attorney

February 8, 1995

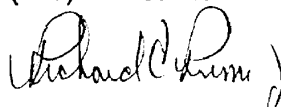
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Enclosed is a copy of background information on the subject item to be discussed at 7 a.m. Tuesday, February 14, 1995, at the Adjourned Regular City Council Meeting. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima at (209) 333-6706.


for Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

CITY COUNCIL

STEPHEN J. MANN, Mayor
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Mayor Pro Tempore
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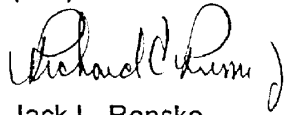
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If you have any questions about the item itself, please call Richard Prima at (209) 333-6706.


P Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

BRIDGETOWN
CHRIS KESZLER
FRED BAKER
317 W LODI AVE
LODI CA 95240

BRUCE & HELEN TOWNE
P O BOX 185
WALNUT GROVE CA 95690

TOWNE RANCH
STEVE PECHIN
c/o BAUMBACH - PIAZZA
323 W ELM ST
LODI CA 95240

WINE & ROSES COUNTRY INN
2505 W TURNER RD
LODI CA 95242

MCI/WESTERN UNION
INTERNATIONAL
971 N LOWER SACTO RD
LODI CA 95242

DENNIS BENNETT
BENNETT DEVELOPMENT INC
P O BOX 1597
LODI CA 95241



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Continued Discussion Regarding Public Hearing to Consider Letter from Baumbach - Piazza Appealing Planning Commission's Decision to Require an Eight-to Ten-Foot Right-of-Way Dedication for Landscaping Purposes Outside the Proposed Reverse Frontage Wall Along Turner Road and the Formation of a Lighting and Landscaping Assessment District, All at the Developer's Expense, in the Towne Ranch Development, Phase 5, and Possible Adoption of a Resolution Approving the Installation of "No-Parking" Zones on Turner Road West of Lower Sacramento Road/Woodhaven Lane

Supplemental Information

MEETING DATE: February 14, 1995

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the installation of "no-parking" zones on Turner Road west of Lower Sacramento Road/Woodhaven Lane and make a decision on the appeal.

BACKGROUND INFORMATION: Per Council's request at the February 1, 1995 public hearing on landscaping adjacent to Towne Ranch subdivision, Public Works Department staff has met with the developer's engineer and prepared options and costs. The options and brief discussion are:

Option A - Landscape Easement with Trees per Recent Practice (see Exhibits A and C)

This design is the result of a compromise worked out with developers in 1992 for a number of projects which had tentative maps approved with the condition that ownership and maintenance of the reverse frontage fence conform with a "to be determined" Council-approved policy. Although no formal policy statement was ever adopted, through various subdivision map and agreement approvals, this became the "policy" for those projects.

The design calls for a fence/wall at the back of sidewalk and a "landscape easement" in which the developer would install (or pay for the City to install later) trees that would eventually grow and provide some color and shade over the sidewalk. This design has been used on the south side of Century Boulevard between the WID Canal and Mills Avenue (Century Meadows), east of Stockton Street at Bangs Ranch and at Towne Ranch on Lower Sacramento Road south of the MCI Building. The arrangement also calls for the developer to pay the City a one-time maintenance fee for the fence, which has been \$2.75 per lineal foot. This is the least expensive of the Options and is what the Towne Ranch developer expected for the remaining phases of the project.

APPROVED: _____

THOMAS A. PETERSON
City Manager



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Continued Discussion Regarding Public Hearing to Consider Letter from Baumbach - Piazza Appealing Planning Commission's Decision to Require an Eight- to Ten-Foot Right-of-Way Dedication for Landscaping Purposes Outside the Proposed Reverse Frontage Wall Along Turner Road and the Formation of a Lighting and Landscaping Assessment District, All at the Developer's Expense, in the Towne Ranch Development, Phase 5, and Possible Adoption of a Resolution Approving the Installation of "No-Parking" Zones on Turner Road West of Lower Sacramento Road/Woodhaven Lane
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Option B - Reduced Street, Narrow Landscape Strip and Easement with Trees (see Exhibits A and C)

At the Planning Commission meeting on this project and at the City Council meeting on the appeal, staff indicated that the width of the street could be reduced if it was determined that a "no-parking" zone could be established. Background material on this subject was covered in a separate Council Communication for the meeting on February 14. With this Option, a four and one-half foot wide strip would be available for landscaping and no additional right-of-way would be needed from the developer. This width would accommodate the fence and some landscaping that would improve the appearance of the fence. The plant material would consist of shrubs or ground cover and possibly narrow trees such as Italian cypress.

There are two "sub-options" that could be considered with this Option. One is to include the landscape easement and tree requirement. The other is to delete the requirement and apply the cost savings toward the landscaping.

The same fence maintenance fee would be required and landscape maintenance, which would be approximately \$3,250.00 per year, could be borne by the City, or the developer could be required to make a one-time payment to offset the cost. Establishment of an assessment district for the maintenance would not be economical for such a small cost.

Option C - Reduced Street, Medium Landscape Strip with Trees (see Exhibits B and C)

This is the closest to a "compromise" the developer offered, although there are some significant differences between the developer's offer and what staff would recommend if Council wished to select this Option. The compromise offered by the developer is:

- Developer to redesign the subdivision at his cost to provide three feet of additional right-of-way for landscaping (approximately \$800.00; this is lower than originally stated since some redesign was already needed to accommodate Turner Road left-turn lanes as was required with the development plan approval);
- Developer to build the fence and pay the one-time maintenance fee of \$2.75 per lineal foot;
- Developer to contribute the cost of trees toward the landscaping (\$6,250.00);
- City to pay for the additional three feet of right-of-way (approximately \$14,700.00);
- City to pay for the landscaping (approximately \$25,000.00) and maintenance (\$6,000.00 per year);
- No landscape easement behind the fence.

Staff feels the design is acceptable, although there would be some limitations in tree selection compared to Option D. However, we strongly feel the precedent set by paying for the right-of-way and landscaping is not in the best interest of the citizens of Lodi. If Council wishes to select this Option, we recommend these costs be borne by the developer. If the Council wishes to reduce the cost to the developer, the City could forego the tree and fence maintenance fees.

Continued Discussion Regarding Public Hearing to Consider Letter from Baumbach - Piazza Appealing Planning Commission's Decision to Require an Eight- to Ten-Foot Right of Way Dedication for Landscaping Purposes Outside the Proposed Reverse Frontage Wall Along Turner Road and the Formation of a Lighting and Landscaping Assessment District, All at the Developer's Expense, in the Towne Ranch Development, Phase 5, and Possible Adoption of a Resolution Approving the Installation of "No Parking" Zones on Turner Road west of Lower Sacramento Road/Woodhaven Lane

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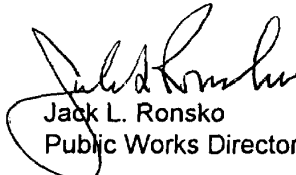
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Option D - Reduced Street, 10-Foot Landscape Strip with Trees (see Exhibits B and C)

This accomplishes the Planning Commission's intent of providing ten feet for landscaping. There was some differing discussion over the necessary right-of-way dedication to accomplish this and the final wording in the conditions of approval was for ten feet of landscaping at the approval of the Public Works Director. This allowed for flexibility depending on the disposition of the "no-parking" issue and use of the standard space between the back of sidewalk and the right-of-way. Assuming the "no-parking" zone is approved and the curb moved as recommended, this Option will require an additional six and one-half feet from the subdivision. This would necessitate another redesign that would likely result in the loss of four to six lots.

The costs associated with this Option are shown on Exhibit C. Since the landscaping maintenance cost would be nearly \$10,000.00 per year, the formation of a maintenance assessment district, as required by the Planning Commission, is feasible. Our approach would be to set up a "master" district to which future projects could be added as separate zones in order to reduce administrative time and costs. If this approach is practical, it would be reasonable for the City to participate in the cost of establishing the district.

FUNDING: Street Maintenance Account, amount to be determined.


Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachments

cc: City Attorney
Community Development Director
Street Superintendent
Developer
Baumbach - Piazza
Associate Civil Engineer - Development Services

RESOLUTION NO. 95-18

=====

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING PARKING RESTRICTIONS ON TURNER ROAD WEST OF
LOWER SACRAMENTO ROAD/WOODHAVEN LANE

=====

BE IT RESOLVED, that the Lodi City Council does hereby approve the installation of "No Parking" zones on Turner Road west of Lower Sacramento Road, as shown on Exhibit "A" attached hereto.

Dated: February 14, 1995

=====

I hereby certify that Resolution No. 95-18 was passed and adopted by the City Council of the City of Lodi in an adjourned regular meeting held February 14, 1995 by the following vote:

Ayes: Council Members - Davenport, Pennino, Sieglock, Warner

Noes: Council Members -

Absent: Council Members - Mann (Mayor)

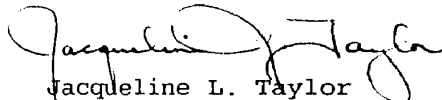

Jacqueline L. Taylor
Acting City Clerk

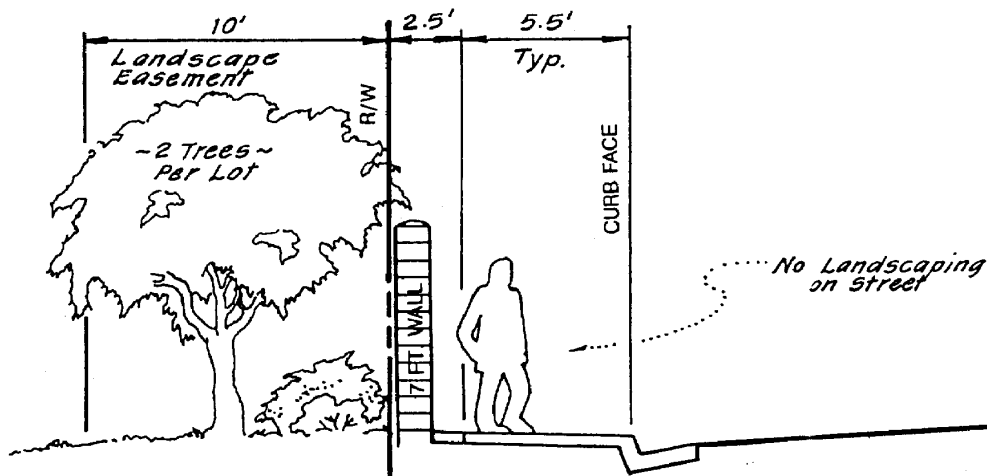
EXHIBIT A



CITY OF LODI
PUBLIC WORKS DEPARTMENT

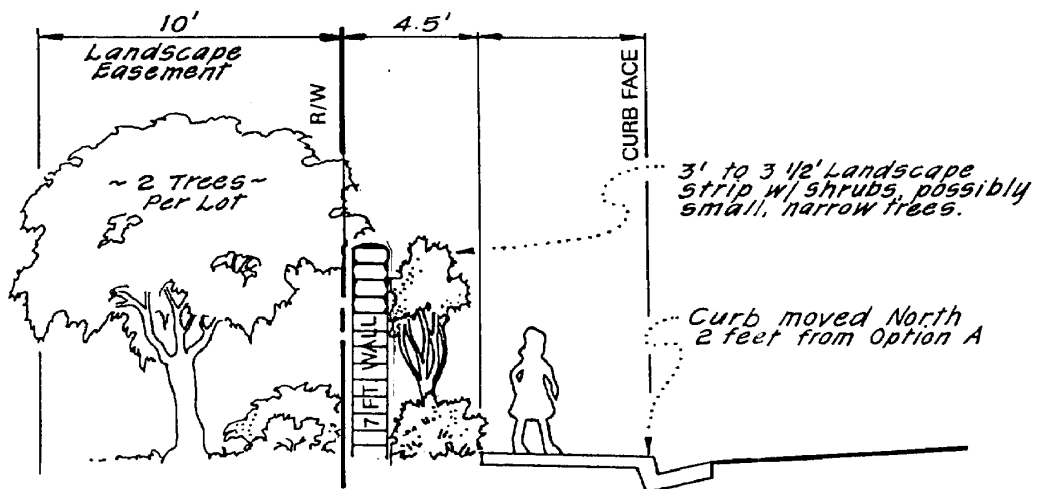
TOWNE RANCH

TURNER ROAD FRONTAGE



OPTION A

RECENT PROJECTS



OPTION B

NO PARKING, REDUCE STREET WIDTH

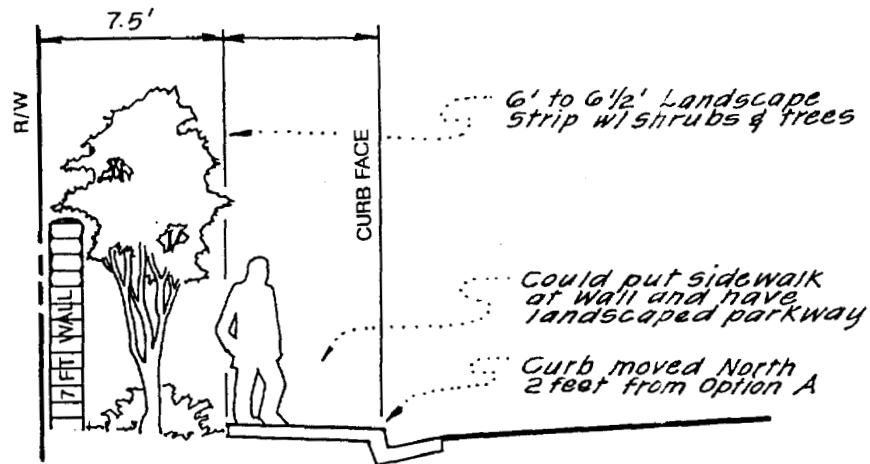


CITY OF LODI

PUBLIC WORKS DEPARTMENT

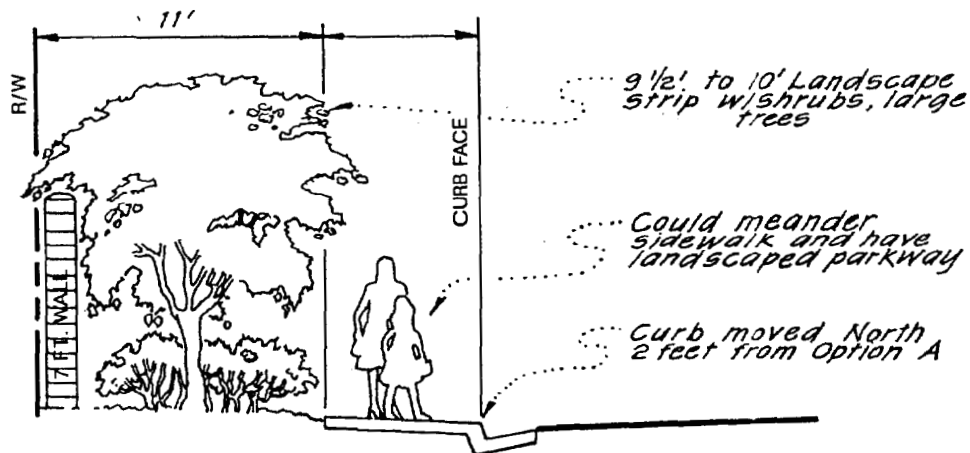
TOWNE RANCH

TURNER ROAD FRONTAGE



OPTION C

NO PARKING, REDUCE STREET WIDTH &
3 FT. ADDITIONAL DEDICATION



OPTION D

NO PARKING, REDUCE STREET WIDTH &
6.5 FT. ADDITIONAL DEDICATION
(PER PLANNING COMMISSION)

Exhibit C

Towne Ranch at Turner Road - Streetscape Options

| Feature | Construction Cost / Responsibility | | Maintenance Cost / Responsibility | | Quantity / Unit Price |
|---|------------------------------------|---|-----------------------------------|--------------------|-----------------------|
| Option A - Landscape Easement w/trees per recent practice | | | | | |
| Fence/Wall | \$ - | Developer | \$ - | City | 1855 LF \$ 2.75 |
| Fence Maint. Fee (one time) | \$ 5,101 | Developer | | | |
| Street Landscaping | | none | | none | 50 EA \$ 125 |
| Landscape Easement Trees | \$ 6,250 | Developer | \$ - | Property Owner | |
| Right of Way | | Standard Developer | | | |
| Total: | \$ 11,351 | | | | |
| Option B - Standard Landscape Easement w/trees per recent practice | | | | | |
| Fence/Wall | \$ - | Developer | \$ - | City | 1855 LF \$ 2.75 |
| Fence Maint. Fee (one time) | \$ 5,101 | Developer | | | |
| Street Landscaping | \$ 9,739 | Developer*/City ? | | City | 6493 SF \$ 1.50 |
| | | | \$ 3,246 | per year | 6493 SF \$ 0.50 |
| Landscape Easement Trees | \$ 6,250 | Developer | \$ - | Property Owner | 50 EA \$ 125 |
| Right of Way | | Standard Developer | | | |
| Total: | \$ 21,090 | | | | |
| Option C - Reduced Street, Medium Landscape Strip w/trees | | | | | |
| Fence/Wall | \$ - | Developer | \$ - | City | 1855 LF \$ 2.75 |
| Fence Maint. Fee (one time) | \$ 5,101 | Developer | | | |
| Street Landscaping | \$ 24,718 | Developer*/City ? | | City | 12058 SF \$ 2.05 |
| | | | \$ 6,029 | per year | 12058 SF \$ 0.50 |
| | | | | | 5565 SF \$ 2.64 |
| Subdivision Redesign | \$ 800 | Developer (no lots lost) | | | |
| Total: | \$ 45,311 | | \$ 6,029 | per year | |
| Total per lot: | \$ 306 | one time | | | 148 lots |
| Option D - Property Owners - L & L District | | | | | |
| Fence/Wall | \$ - | Developer | \$ 439 | per year (average) | 1855 LF \$ 0.24 |
| Street Landscaping | \$ 41,738 | Developer | | | 18550 SF \$ 2.25 |
| | | | \$ 9,275 | per year | 18550 SF \$ 0.50 |
| Right of Way - 6.5 ft. Add'l | \$ 31,832 | Developer | | | 12058 SF \$ 2.64 |
| | | | | | (@\$115,000/acre) |
| Subdivision Redesign | \$ 3,500 | Developer (will lose approx. 4 to 6 lots) | | | |
| Total: | \$ 85,569 | | \$ 12,214 | per year | |
| Total per lot: | \$ 578 | one time | \$ 6.88 | per month | 148 lots |